

STAGS

Land at Budock Water , Budock Water, Falmouth, Cornwall TR11 5EA

A rare opportunity to acquire approximately 0.79 acres on the edge of the village of Budock Water.

Falmouth 2.8 miles – Penryn 3.0 miles – Maenporth 1.9 miles

• SOLD PRIOR TO AUCTION • Auction Guide £25,000 - £50,000 • Approximately 0.79 Acres • Single Parcel of Land • End of Village Location • Freehold

Auction Guide £25,000 - £50,000

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METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 18th November 2026, ending at 3:30pm (PLEASE NOTE THE LAND HAS NOW BEEN SOLD PRIOR TO AUCTION).
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
The land is in the highly desirable village of Budock Water, which is positioned between the larger towns of Falmouth and Penryn. The village is thriving with a public house and shop and is located just over two miles from Falmouth. Budock Water is surrounded by wonderful countryside and is surrounded by the picturesque coastline of the South Cornish Coast, with gems such as Maenporth Beach and the The National Trust's Trebah and Glendurgan Gardens accessible.

Branch line trains from Penryn and Falmouth connect to the mainline Paddington to Penzance line at Truro and the village is services by a regular bus service.

DESCRIPTION
The land extends to approximately 0.79 acres with a variety of mature trees shrubs and plants. It is worth noting that the land is currently very overgrown and does require significant cutting back.
The land offers an opportunity as a plot (subject to the necessary planning and consents) set within a popular village and within easy reach of some of Cornwall's finest coastline.
We understand that the land benefits from a full right of way along the entrance road which adjoins the southern boundary. Please see the title register and auction pack for further information.

SERVICES
We understand that there are no mains services connected. Purchasers must satisfy themselves on this point.

AGENTS NOTE
1. We understand that the trees on the boundary of the land are protected by Tree Preservation Orders. Further information on this can be found within the auction pack.

2. We ask that all viewers take extra care when visiting the land as the land is currently very overgrown and therefore difficult to inspect the whole site.

VIEWINGS
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS
What3words.com: ///spill.pounds.pint

PROOF OF IDENTITY
Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS AND ADMINISTRATION FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING
FAO Ben Mitchell - Parnalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. Tel: 01566 772375

COMPLETION DATE
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE & RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.